

Message Text

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ACTION FBO-01

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R 070802Z FEB 74

FM AMEMBASSY JAKARTA

TO SECSTATE WASHDC 740

INFO AMEMBASSY BANGKOK

AMEMBASSY NEW DELHI

UNCLAS JAKARTA 1647

EO 11652: N/A

TAGS: ABLD,ID

SUBJECT: ROOF PROJECT, CHANCERY

REFS: A. STATE 207102 B. JAKARTA 9557

BANGKOK FOR LORA, NEW DELHI FOR MEIGS

1. AS DEPT WILL RECALL, REF B OUTLINED COSTS BY CONTRACTOR IN RENOVATING CHANCERY ROOF, WHICH EMBASSY WAS INSTRUCTED TO ACCEPT IN THE AMOUNT OF RPS. 5,019,732 (US\$12,037.73) PLUS US\$8,005 FOR BITUTHENE MEMBRANE AND BITUMINOUS SEALER PURCHASED FROM SINGAPORE. REF A INSTRUCTED EMBASSY TO HOLD UP WORK UNTIL FOUNDATION FOR NEW RADIO ANTENNA COULD BE INSTALLED.

2. NOW THAT RAINS ARE BECOMING BEARABLE, WE HAVE REOPENED DISCUSSIONS WITH CONTRACTOR AS TO WHEN HE CAN START WORK, TO DO ANTENNA PAD AND ROOF JOB SIMULTANEOUSLY, TO ALLOW FOR ARRANGING SUPERVISION PER REF A.

3. CONTRACTOR BROUGHT TO OUR ATTENTION PRICE OF CEMENT HAD INCREASED 400 PERCENT IN LAST FOUR MONTHS, AND THAT HE HAD HELD BID CONSTANT SINCE LAST SPRING. FURTHER STATES THAT HE HAS ATTEMPTED TO PROCURE CEMENT OFFSHORE FROM SINGAPORE AND HONG KONG, BUT WOULD HAVE AT LEAST TWO MONTH LEAD TIME, AT LITTLE SAVING IN PRICE. HAS ALSO ATTEMPTED EUROPEAN PROCUREMENT, WITH FOUR MONTH DELIVERY TIME, BUT DUE TO LONG SEA PASSAGE, AND UNCERTAIN COSTS OF BUNKERING FUEL, CANNOT ANTICIPATE ANY

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BETTER PRICE THAN CAN NOW BE OBTAINED HERE. HE STATES THAT

HE MUST RAISE COST OF JOB, GIVING US ONE OF TWO OPTIONS:

OPTION A: REDUCE PORTLAND CEMENT CONTENT IN SCREED COAT TO 1 PART CEMENT FIVE PARTS SAND FOR UNITS 2160 METERS CUBE SCREED COAT WOULD RAISE TOTAL JOB COST TO RPS. 6,652,693 (US\$15,953.70) NOT INCLUDING BITUMINOUS MATERIAL AND MEMBRANE.

OPTION B: KEEPING ORIGINAL SPECS OF 1 PART CEMENT THREE PARTS SAND FOR 2,60 METERS CUBE WOULD RAISE JOB TO RP. 7,741,334.00 (US\$18,564.35), EXCLUDING BITUMINOUS MATERIALS AND MEMBRANE. CONTRACTOR AGREES TO HOLD NEW PROPOSAL AT THIS PRICE UNTIL END MARCH, AND MAINTAIN 5 YEAR GUARANTEE. AS DEPT WILL RECALL, WE HAVE ALREADY PROCURED AND HAVE ON HAND, MEMBRANE AND BITUMINOUS MATERIALS FROM SINGAPORE.

4. COMMENT: WE WOULD PREFER TO KEEP TO ORIGINAL 1 TO 3 RATIO CEMENT/SAND, SINCE WE BELIEVE HEAT ON ROOF WOULD MAKE 1 TO 5 RATIO EXCESSIVELY BRITTLE. WE BELIEVE CONTRACTOR HAS DEALT WITH US FAIRLY KEEPING PROPOSAL CONSTANT FOR NINE MONTHS, AND ARE AWARE FROM INDEPENDENT VERIFICATION AND OUR OWN EXPERIENCE THE PROBLEMS HE FACES. WE ALSO NOTE THAT NO OTHER UNIT COST IN PROPOSAL AFFECTED FROM ORIGINAL PROPOSAL OF APRIL 1973 (WITH EXCEPTION CONSEQUENTIAL PERCENTAGE INCREASES IN OVERHEAD AND PROFIT ITEMS).

5. RECOMMENDATION: WE RECOMMEND THAT AMOUNT OF OBLIGATION BE INCREASED US\$6,530, AND THAT PROPOSAL BE IMMEDIATELY ACCEPTED, IN ORDER WE BE ALLOWED TO INSTALL NEW ROOF ANTENNA AND DO SPOT WORK WITH MAIN BODY OF WORK TO START NLT MARCH 18.

6. ACTION REQUESTED: REQUEST DEPT INCREASE ALLOTMENT BY US\$ 6,530 AND SCHEDULE ADEQUATE TECHNICAL SUPERVISION TO COINCIDE THAT TIME FRAME.
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